

ADDRESS: 30323 Berg Avenue  
APPLICANT: Arde Developments Ltd.  
PLANNING FILE(S): R17-019

This “Public Hearing Information Package” has been compiled to provide information pertaining to the subject property.

If you have questions regarding this information, please contact the District of Mission’s Planning Department at (604) 820-3748.

**PUBLIC HEARING DATE**

October 16, 2017

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File Category: 3310-17  
File Folder: P2017-026 R17-019 S17-007

**DATE:** October 2, 2017  
**TO:** Mayor and Council  
**FROM:** Hardeep Sidhu, Planning Technician  
**SUBJECT:** **Rezoning Application to allow a 2-lot subdivision with secondary dwelling units at 30323 Berg Avenue**  
**ATTACHMENT(S):** Appendix 1 – Information for Corporate Officer  
Appendix 2 – Location Map  
Appendix 3 – Proposed Subdivision Plan  
Appendix 4 – Engineering Department Rezoning Comments

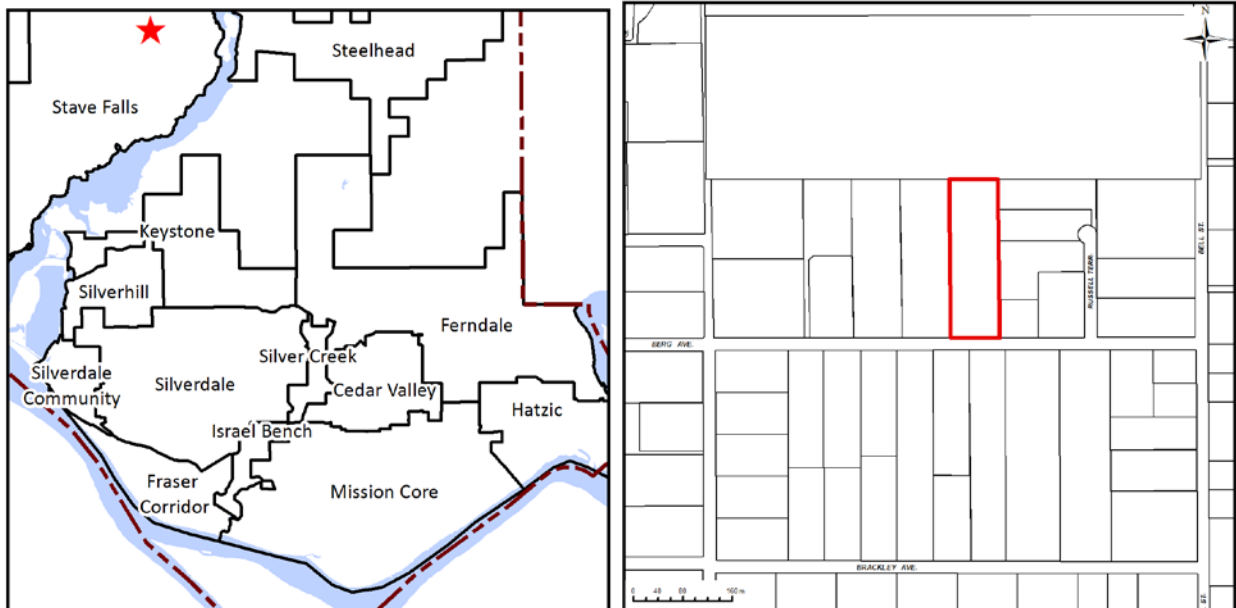
**CIVIC ADDRESSES:** 30323 Berg Avenue

**APPLICANT:** Arde Developments Ltd. (Fred Worthy)

**OCP:** This application is in conformance with the current Rural Residential OCP designation.

**DATE APPLICATION COMPLETE:** May 16, 2017

**LOCATION:** Stave Falls



## OVERVIEW AND STAFF COMMENTS:

This report details the development application to rezone 30323 Berg Avenue to facilitate a two (2) lot subdivision, to allow for a secondary dwelling use on each property, and identifies the necessary amendment to the Zoning Bylaw.

Staff support the application moving forward and such have listed Zoning Amending Bylaw 5676-2017-5050(267) under the "Bylaws for Consideration" section of the Council agenda.

Subject to Council's approval, a Public Hearing will be scheduled for October 16, 2017.

## SUMMARY:

A rezoning application was received from Len Murdoch of Dewdney Peak Developments Inc, for the property located at 30323 Berg Avenue (**Appendix 2**). A change of applicant form was received and processed on July 21, 2017. The current applicant and property owner is Fred Worthy of Arde Developments Ltd. The application proposes to rezone the property from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to facilitate a two (2) lot subdivision with the potential for secondary dwelling units, as shown in **Appendix 3**.

## SITE CHARACTERISTICS:

The subject property is approximately 2.053 hectares (5.07 acres) in size and is located in the Stave Falls Neighbourhood, on the north side of Berg Avenue. The property is designated Rural Residential in the Official Community Plan (OCP) and is zoned RU16 Zone. The subject property is currently developed with a single family dwelling which is to be removed as part of the development application. The District's mapping indicates that a watercourse is present on the property. The majority of land is covered with mature trees.

## PLANNING ANALYSIS

### Official Community Plan & Zoning Bylaw Compliance:

The subject property is currently designated Rural Residential in the OCP and is zoned RU16 Zone. The proposal for a rezoning to the RR7s Zone will allow the subdivision of the land into two (2) parcels and allows for a secondary dwelling unit on each property in the form of a coach house, garden cottage or secondary suite. The proposed RR7s Zone provides for a minimum lot size of 0.7 hectares (1.73 acres). Both proposed lots will be above the minimum lot size at 1.03 hectares in size.

The proposed rezoning conforms to OCP Policy 2.3.1 which states that larger lot sizes shall be retained in the Rural Residential areas to support hobby farming and rural lifestyles. The proposed rezoning also conforms to Policy 2.3.3 which considers rezoning to provide secondary dwelling units on properties designated Rural or Rural Residential.

### Neighbourhood Character:

The subject property is located within a rural residential neighbourhood comprised of single family dwellings on larger lots. The two (2) lot subdivision with secondary dwelling units will fit within the context of the surrounding properties and is believed to have little or no impact on the surrounding neighbourhood.

**Servicing:**

Municipal water and sanitary service is not available to the property. A hydrologist's report, prepared by a professional engineer with expertise in ground water supply, will be required to ensure that the well(s) supplying water to each proposed lot meets the provisions of Council Policy WAT. 19 – Well Water Quality – Aesthetic and Health Parameters. In addition, Fraser Health has specific requirements related to water system operators which would apply if more than one dwelling is serviced by a single well. Confirmation that the water supply is approved for a secondary dwelling unit will be required at time of building permit review.

The property owner will also be required to provide confirmation from a Registered Onsite Wastewater Practitioner (ROWP) that an onsite sewage treatment system can be installed on each proposed lot to accommodate the discharge from the proposed principal dwelling and secondary dwelling unit, if proposed.

No upgrades to Berg Avenue are required.

**Tree Retention:**

In accordance with Council Policy LAN. 32 – Tree Retention and Replanting, the applicant will be required to plant a total of four (4) trees, two (2) trees for each of the two (2) lots created. This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined as (a) building envelope to a maximum of 2,000 m<sup>2</sup> (21,528 ft<sup>2</sup>), (b) driveways, (c) septic field and (d) wells. No tree is permitted to be removed within an identified streamside protection and enhancement areas (SPEA).

**Environmental Protection:**

The District mapping identifies two (2) watercourses and the edge of a pond over the subject site. A Riparian Areas Regulation (RAR) report will be a requirement at the subdivision stage. A restrictive covenant to identify the appropriate Streamside Protection and Enhancement Area (SPEA) may also be required.

**Community Amenity Contribution (LAN.40 – Financial Contribution for Community Amenities):**

In accordance with Council Policy LAN.40, the applicant has volunteered to contribute \$2,815 (\$2,815 per new lot) to offset the unique financial burden that residential development imposes on the District to fund new facilities and/or amenities.

**COMMUNICATION:**

In accordance with Land Use Application Procedures and Fees Bylaw 3612-2003, the developer has posted a development notification signs on the site summarizing the proposed development.

Provided that a public hearing date is determined by Council:

1. The development notification sign will be modified to advertise the public hearing details (i.e. date, time and place) and a notice will be mailed to the owners and occupiers of all properties

within a radius of 500 metres (1,640 ft.) from the development site notifying them of the public hearing details.

2. A notice of Public Hearing will be prepared in accordance with Bylaw 3612-2003 and the *Local Government Act*
3. A pre-public hearing information package will be prepared to include copies of all applicable documents and is available online or at municipal hall for public viewing (in accordance with Policy LAN. 50 – Pre-Public Hearing Information Packages).

#### **REFERRALS:**

##### Engineering

The Engineering Department has no objection to the project subject to the completion of engineering servicing requirements as outlined in **Appendix 4**.

#### **REQUIREMENTS PRIOR TO FINAL READING:**

The Final Reading of the Zoning Amending Bylaw will be held until the following have been satisfied:

1. Collection of any volunteered contributions to the District's community amenities reserve.
2. A Riparian Areas Regulation (RAR) report by a Qualified Environmental Professional be submitted and accepted by the Ministry of Forests, Lands and Natural Resource Operations, and the registration of a covenant if required; and
3. Any other requirements resulting from Council's consideration of the Bylaw including Public Hearing.

#### **SIGN-OFFS:**



Hardeep Sidhu, Planning Technician



Reviewed by:  
Rob Publows, Manager of Planning

Comment from Chief Administrative Officer  
Reviewed.

## **Appendix 1**

### **Information for Corporate Officer**

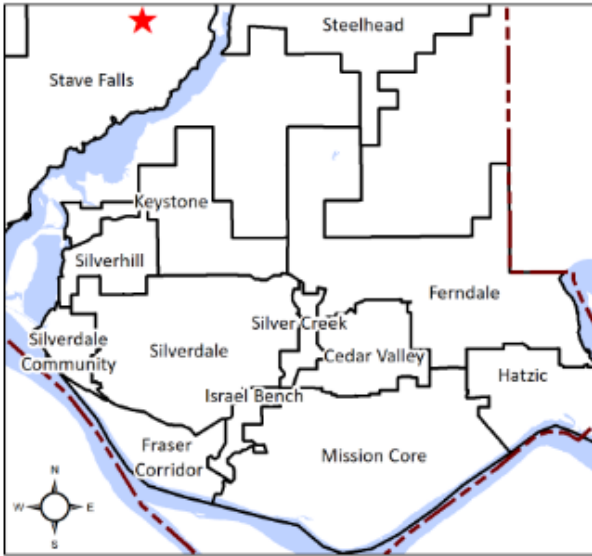
Civic Address: 30323 Berg Avenue

PID: 011-837-713

Legal: Lot 2 Section 23 Township 15 New Westminster District Plan  
NWP78827

## Appendix 2

### Location Map



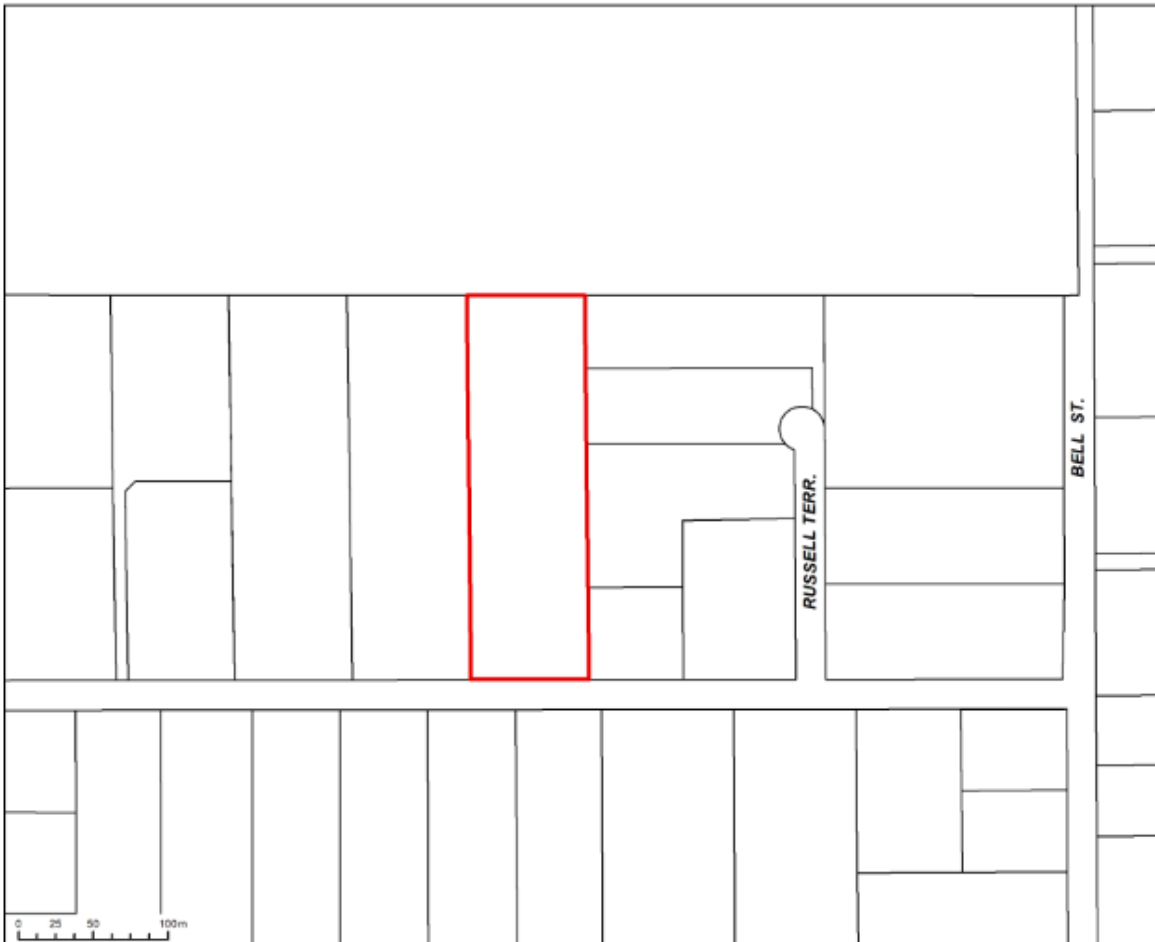
Subject Property: 30323 Berg Avenue

Owner: Arde Developments Ltd.

Applicant: Arde Developments Ltd.  
(Fred Worthy)

Zoning: RU16

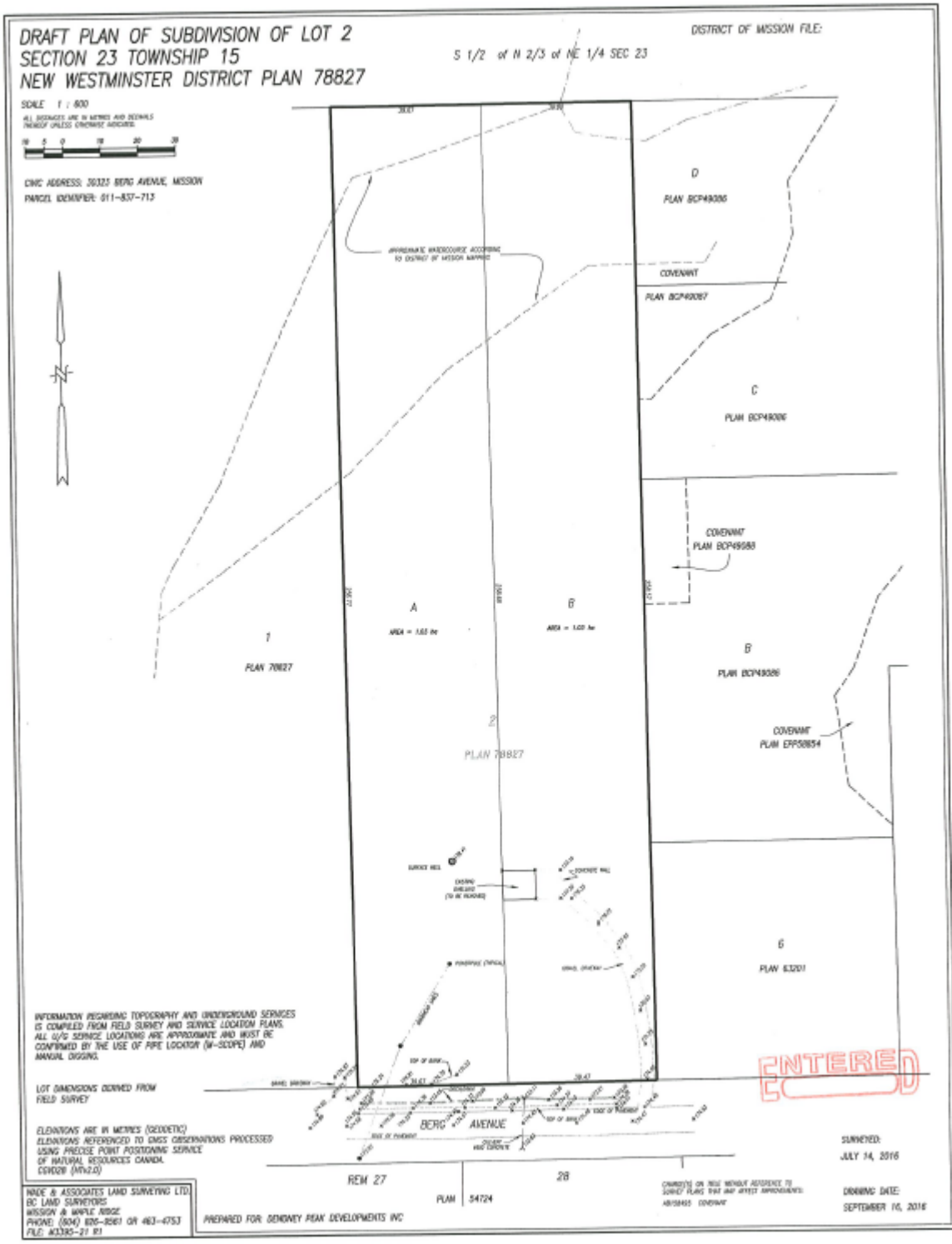
OCP Designation: Rural Residential





# Appendix 3

## Proposed Subdivision Plan



## Appendix 4

### Engineering Department Rezoning Comments

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ENGINEERING DEPARTMENT REZONING COMMENTS

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September 20, 2017

**CIVIC ADDRESS:** 30323 Berg Avenue

**CURRENT ZONE:** RU16    **PROPOSED ZONE:** RR7s

**DOMESTIC WATER REQUIREMENTS:**

Municipal water service is not available on Berg Avenue. Connection to the municipal system is not required.

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is not available on Berg Avenue.

The applicant must provide a report from a septic engineer stating that the existing or proposed septic field can accommodate the proposed development.

**STORM SEWER REQUIREMENTS:**

Municipal storm service is not available on Berg Avenue. Connection to the municipal system is not required.

**ROAD WORK REQUIREMENTS:**

Berg Avenue provides paved access to the site. No upgrades are required.

**FEES:**

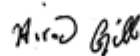
DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<b>DEVELOPMENT COST CHARGES</b> Area C, Single Family (RR7s) x 2 Date of Subdivision Application: March 13, 2017			
<b>TOTAL</b>			<b>\$ 0</b>

**RECOMMENDATION:**

From an engineering point of view, the application may proceed to adoption.



Prepared by:  
Jason Anthony, Engineering Technologist



Reviewed by:  
Hirod Gill, Manager of Engineering Planning & Design



Reviewed by:  
Jay Jackman, Manager of Development  
Engineering & Projects